

## Billingham 100 Queensway



### Location

Billingham is located approximately 5 miles north west of Middlesbrough, 7 miles north east of Stockton on Tees and 8 miles south of Hartlepool within Stockton on Tees District, which has a population of some 190,000 persons.

Retailers in the town centre include **Asda, Argos, Ethel Austin, Dorothy Perkins, Boots, Bon Marche, Thomson, McKays** and **Card Factory**.

The property is situated close to **Timpson, Dorothy Perkins, Mackays, Card Factory, Ramsdens, Greggs** and **Co-op Travel**.

### Accommodation

The premises are arranged on ground floor only and provide the following approximate floor areas:

<b>Ground Floor (Sales)</b>	<b>69.49 sq m</b>	<b>748 sq ft</b>
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### Rent

£13,000 per annum exclusive.

- **Retail unit to let**
- **Ground floor sales 748 sq ft (69.49 sq m)**
- **Nearby retailers include Mackays, Co-op Travel, Timpsons, Shoezone and Dorothy Perkins.**
- **Recent lettings to Life & Style, B&M Retail, Grainger Games, Semi-Chem and Fonehouse**
- **Available Septetmber 2011**

### Lease

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

### Service Charge

The current on account service charge for 2011 is £1,960.00.

### Rates

Following a verbal enquiry with the Local Rating Authority we understand the property has been assessed for as follows:

Rateable Value	£9,800.00
Rates Payable (2011/2012)	£4,174.80

Interested parties are advised to verify these figures with the local rating authority.

### Legal Costs

Each party is to be responsible for their own legal costs.

### SUBJECT TO CONTRACT

### Viewing and Further Information

Strictly by prior arrangement only with

Savills  
Ground Floor  
City Point  
29 King Street  
Leeds, LS1 2HL  
[www.savills.co.uk/retail](http://www.savills.co.uk/retail)

### Contact

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